

2008 Assessment Roll Summary

Type	Count	Assessed Value	Taxable Value
Agricultural Real	0	0	0
Commercial Real	968	1,599,073,040	1,399,118,520
Industrial Real	994	578,997,030	509,100,180
Residential Real	27,331	3,591,471,480	3,196,824,810
Total Real	29,293	5,769,541,550	5,105,043,510
Commercial Personal	5,276	318,577,080	318,577,080
Industrial Personal	446	103,094,850	103,094,850
Utility Personal	19	35,880,570	35,880,570
Deletes	611		
Total Personal	6,352	457,552,500	457,552,500
Total of Roll	35,645	6,227,094,050	5,562,596,010

Percent Changes by Class

Assessed Value Percent Change		Taxable Value Percent Change	
	%		%
Residential (all)	(4.49)	Residential (all)	0.30
Residential	(2.55)	Residential	0.38
Condo	(1.63)	Condo	(0.60)
Commercial	(1.20)	Commercial	0.79
Industrial	(0.01)	Industrial	(0.28)
Personal	(1.43)	Personal	(1.43)
Overall A/V	(3.04)		0.22

Percent of Total Roll (A/V = Assessed Value, T/V = Taxable Value)

	A/V %	T/V %		A/V %	T/V %
Commercial	25.68	25.15	Real	92.65	91.77
Industrial	9.30	9.15	Personal	7.35	8.23
Residential	57.67	57.47			
Personal	7.35	8.23			
Total	100.00	100.00	Total	100.00	100.00

Parcel Count (35,631) Breakdown

Commercial Real	968	Commercial Personal	5,276
Commercial Vacant Real	132		
Commercial Improved Real	719		
Apartment Vacant Real	3		
Apartment Improved Real	63		
Other Real	51		
Industrial Real	994	Industrial Personal	446
Industrial Vacant Real	109		
Industrial Improved Real	871		
Other Real	14		
Residential Real	27,688	Utility Personal	19
Residential Vacant Real	883		
Residential Improved Real	23,609		
Condo Vacant Real	140	Deletes Personal	611
Condo Improved Real	2,699		
Total Real	29,293	Total Personal	6,338

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Averages				
	Sale Price	Market Value	Assessed Value	Taxable Value
Residential	291,976	280,542	140,271	124,885
565 Sales @ \$164,966,600				
Condo	199,715	182,184	91,092	86,291
100 Sales @ \$19,971,553				

Ratio of Taxable Value to Market Value	
Total Market Value (including Personal Property)	12,454,188,100
Total Taxable Value (including Personal Property)	5,562,596,010
Ratio of T/V to M/V (including Personal Property) %	44.66
Total Market Value (No Personal Property)	11,539,083,100
Total Taxable Value (No Personal Property)	5,105,043,510
Ratio of T/V to M/V (No Personal Property) %	44.24

By Type (No Personal Property)	Market Value	Taxable Value	Ratio
Commercial	3,198,146,080	1,399,118,520	43.75
Industrial	1,157,994,060	509,100,180	43.96
Residential	7,182,942,960	3,196,824,810	44.51

DDA Statistics			
	Base	08 T/V	08 Capture
Total	429,278,530	675,603,180	246,324,650

Troy Brownfield - Birmingham (BRA) Statistics			
	Base	08 T/V	08 Capture
Total	5,421,830	59,026,860	50,151,538

Troy Brownfield - Troy (TBRA) Statistics			
	Base	08 T/V	08 Capture
Total	197,940	521,860	323,920

Troy Smart Zone (SZ) Statistics			
	Base	08 T/V	08 Capture
Total	14,447,380	24,947,540	10,500,160

2008 Assessment Roll Summary

2007 Millage Rates (2008 rates are not known until late Fall)

School Code	School	P.R.E July	P.R.E Dec	Total P.R.E	Non-H July	Non-H Dec	Total Non-H
260	TROY	29.3743	5.7667	35.1410	35.7504	12.2322	47.9826
010	Avondale	29.0460	5.5277	34.5737	37.4996	13.9813	51.4809
030	Birmingham	31.7505	5.1525	36.9030	36.6948	10.1465	46.8413
035	Brownfield	31.7505	5.1525	36.9030	36.6948	10.1465	46.8413
040	Bloomfield	29.3020	5.6874	34.9894	34.7523	11.2340	45.9863
160	Lamphere	33.4624	9.9442	43.4066	35.2299	11.7117	46.9416
230	Royal Oak	32.2565	1.0565	33.3130	47.5119	1.0565	48.5684
262	Warren 2 Troy	29.3743	5.7667	35.1410	35.7504	12.2322	47.9826
265	DDA	29.3743	5.7667	35.1410	35.7504	12.2322	47.9826
268	SmartZone	29.3743	5.7667	35.1410	35.7504	12.2322	47.9826
750	Warren	33.4727	1.0565	34.5292	45.6337	1.0565	46.6902

P.R.E. = Principal Residence Exemption (Homestead), Non-H = Non-Homestead

Top Twenty Taxpayers

Rank	Name	08 A/V	08 T/V	Activity	Parcels
1	Frankel Forbes Cohen	73,852,860	68,422,560	Somerseset N & S	3
2	888 W Big Beaver Assoc	72,217,760	65,902,500	Office Leasing	5
3	Emmes Asset Management	51,894,070	51,894,070	Office Leasing	8
4	Nykel Management	32,993,920	32,993,920	Apartment Leasing	24
5	Osprey Troy Officentre LLC	33,395,100	31,785,350	Office Leasing	2
6	Riggs & Co	39,933,100	31,425,620	Office Leasing	2
7	Kelly Services	39,592,440	31,322,780	Corp HQ	13
8	Bank of America	27,010,240	27,010,240	Bank HQ	6
9	Urbancal Oakland Mall LLC	26,851,610	26,851,610	Retail	5
10	Nemer Troy Place	40,988,630	26,820,840	Office Leasing	5
11	Detroit Edison	26,600,550	26,426,370	Utility	16
12	Macy's	25,018,640	25,018,640	Retail	4
13	Sheffield Owner	24,000,620	24,000,620	Office Leasing	3
14	Signature Associates	32,431,810	23,365,380	Office Leasing	13
15	Delphi	29,739,670	22,496,100	Corp HQ	14
16	755 Tower Associates	25,007,960	22,230,530	Office Leasing	2
17	First Industrial	27,196,120	21,839,280	Industrial Leasing	31
18	EA & S Investments	25,135,650	21,076,610	Office Leasing	32
19	Flagstar Bank	20,331,840	20,331,840	Banking & HQ	2
20	Diamond Troy JV LLC	20,149,100	20,149,100	Pavillions Site	2